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# LITTLE BOAR'S HEAD DISTRICT

LISTED TO THE NATIONAL REGISTER OF HISTORIC PLACES 1999



## ANNUAL REPORT

August 22, 2016

Annual Meeting

September 6, 2016, 6:30 PM at Union Chapel  
7 Willow Avenue, Little Boar's Head, New Hampshire



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## OFFICERS AND BOARDS OF THE VILLAGE DISTRICT OF LITTLE BOAR'S HEAD

As of September, 2016

2016  
C-1

|                                                            |                                |        |
|------------------------------------------------------------|--------------------------------|--------|
| Moderator                                                  | A. Michael Burnell             | 1 year |
| Commissioners                                              | Richard N.A. Garnett           | 2018   |
|                                                            | Leon Asadoorian                | 2016   |
|                                                            | Brian Goode                    | 2017   |
|                                                            | Robert A. Southworth (1946)    |        |
| Clerk                                                      | Deborah Kanner                 | 1 year |
| Treasurer                                                  | Becky Murray                   | 1 year |
| Auditor                                                    | John L. Knapp                  | 1 year |
| Zoning Compliance Inspector                                | Brian Goode                    | 2016   |
| Zoning Board of Adjustment                                 | Leon Asadoorian                | 2019   |
|                                                            | Margaret Schoenberger (Chair)  | 2017   |
|                                                            | Glenn Shwarey                  | 2019   |
|                                                            | John Shaw                      | 2019   |
|                                                            | Chuck Ziakas                   | 2017   |
|                                                            | Charles Gordon (Alternate)     | 2017   |
|                                                            | Bob Schoenberger               | 2019   |
|                                                            | Guil Spencer                   | 2017   |
| Planning Board                                             | Dickie Garnett                 | 2016   |
|                                                            | Kathy Megna                    | 2017   |
|                                                            | Michael Megna                  | 2017   |
|                                                            | Joyce Hamilton                 | 2016   |
|                                                            | Robert C. Hamilton             | 2016   |
|                                                            | John Latham Knapp              | 2015   |
|                                                            | Deborah Kanner                 | 2016   |
|                                                            | Leon Asadoorian                | 2016   |
| Heritage Commission                                        | Margaret Schoenberger          | 2015   |
|                                                            | Jane Kent Rockwell (Alternate) | 2017   |
|                                                            | Richard N.A. Garnett           | 2016   |
|                                                            |                                |        |
|                                                            |                                |        |
|                                                            |                                |        |
|                                                            |                                |        |
|                                                            |                                |        |
| Representative to the<br>North Hampton Budget<br>Committee |                                |        |
|                                                            |                                |        |

The Village District of Little Boar's Head was formed by Act of the New Hampshire Legislature in 1905. It encompasses the seaward portion of the Town of North Hampton, New Hampshire.

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## DISTRICT WARRANT

The State of  
New Hampshire

County of  
Rockingham

SS

To the inhabitants of Little Boar's Head, a Village District in the Town of North Hampton, New Hampshire, organized under the provisions of Chapter 196, Session Laws of 1905, qualified to vote in District affairs, greetings:

You are hereby notified to meet at Union Chapel, 7 Willow Avenue in said District on the first Tuesday in September next, being the sixth day of September 2016 at 6:30 p.m. for the following purposes:

**Article One:** To elect a Moderator, a District Clerk, a Treasurer, and an Auditor for the ensuing year.

**Article Two:** To elect one Commissioner for a term of three years following the expiration of the term of Leon Asadoorian at the conclusion of this meeting.

**Article Three:** Are you in favor of the adoption of the amendment proposed by the Planning Board to add a Floodplain Development Ordinance based upon recommendations made by the NH Office of Energy and Planning OEP? The intent of the proposed amendments is to come into full compliance with the National Flood Insurance Program (NFIP) regulations.

**Article Four:** Are you in favor of the adoption of the amendment to the zoning ordinance proposed by the Planning Board to add Section

III D. Fish House Zoning District? The intent of this proposed amendment is to establish a new zoning district to preserve the historic nature of the existing buildings and the walking trail; the proposed amendment lists permitted uses and indicates that exterior work, including hardscape, requires a Little Boar's head permit.

**Article Five:** Are you in favor of the adoption of the amendment to the zoning ordinance proposed by the Planning Board to add Section VIII A.4 Area Regulations? The intent of the proposed amendment is to clarify requirements on Accessory Use Building such as maximum size, height and proximity to a lot line.

**Article Six:** Are you in favor of the adoption of the amendment to the zoning ordinance proposed by the Planning Board to Section VIII F. Conversion into Dwelling? The intent of the proposed amendment is to add the requirement that the existing building that is converted meet all zoning setbacks.

**Article Seven:** Are you in favor of the adoption of the zoning ordinance proposed by the Planning Board Planning Board to Section IX B. Non-conforming Structures? The intent of the proposed amendment is to change the requirement for enlarging non-conforming structures from a Special Exception to a Variance.

**Article Eight:** To hear the reports of the Clerk, the Treasurer, the Zoning Inspectors, the Zoning Board of Adjustment, the Commissioners and others, which reports are printed in this Annual Report, and to take such action as you may wish with regard to them.

**Article Nine:** To see if the Village District will vote to accept in whole or in part a Village District Operating Budget in the amount of Twenty Four Thousand Nine Hundred Dollars (\$24,900), as has been submitted to the Municipal Budget Committee of the Town of North Hampton, and has been approved by them, which budget is included in this Annual Report.

**Article Ten:** To see if the Village District will raise and appropriate the sum of Seven Thousand Five Hundred (\$7,500) to be added to the Little Boar's Head Improvement Expendable Trust Fund previously established. The Village District Commissioners and the North Hampton Municipal Budget Committee recommend this appropriation, which would be in addition to the Village District Operating Budget.

**Article Eleven:** To take such action as the Village District may wish to give the Treasurer of the Village District authority to borrow money in anticipation of taxes upon the written request of at least two of the Commissioners, and to dispense the funds of the Village District with the approval of at least one of the Commissioners.

**Article Twelve:** To see if the Village District will authorize the Commissioners, or any two of them, to apply for, to accept, and to

expend without further action by this Village District, moneys from the Federal Government, from the State of New Hampshire or from private sources in accordance with the provisions of Revised Statutes Annotated, Chapter 32.

**Article Thirteen:** To see if the Village District will authorize the Commissioners, or any two of them, as agents, to transfer funds from the Little Boar's Head Improvement Fund into the Operating Account, and/or to deposit funds from the Operating Account into the Little Boar's Head Improvement Fund, which Fund is administered by the Trustees of Trust Funds of the Town of North Hampton, as may be necessary to carry on the work of the Village District.

**Article Fourteen:** To raise and appropriate such sums of money as may be necessary for the purposes included in the Budget, including the extinguishing of fires, the lighting or sprinkling of streets, the planting and care of shade or ornamental trees, the supply of water for domestic or fire purposes, the construction and maintenance of main drains and common sewers, the construction, maintenance and care of parks and commons, the maintenance of activities for recreation, the control of pollen, insects and pests, the impoundment of water, the maintenance of roads, the appointment and employment of watchmen and police officers, the enactment and enforcement of zoning regulations, and all other miscellaneous District expenses for the ensuing year.

**Article Fifteen:** To transact such other business as may legally come before this meeting.

GIVEN UNDER OUR HANDS AND THE SEAL OF THE VILLAGE DISTRICT this 6<sup>th</sup> day of September 2016.

Richard N.A. Garnett, Leon Asadoorian, Brian Goode  
Commissioners

A true copy, attest:

Richard N.A. Garnett, Leon Asadoorian, Brian Goode  
Commissioners

AND WE DO CERTIFY that we have this day posted a true and complete copy of the above DISTRICT WARRANT on the District Bulletin Board at Union Chapel on Willow Avenue in said District and on a Bulletin Board in the North Hampton Town Office, both being public places in the Town of North Hampton.

Richard N.A. Garnett "Dickie", Chair  
Leon Asadoorian  
Brian Goode  
Commissioners

## REPORT OF THE COMMISSIONERS

This has been a year of transition for the Little Boar's Head District. There have been many houses transferring ownership and with that has come a significant increase in construction. While this is great for the local economy, it has required exceptional efforts of our District's Zoning Compliance Officer, Brian Goode. His efforts have been outstanding and the Commissioners, of which he is one, and District residents, should offer him many thanks at any opportunity.

With all the additional building in the District, the Commissioners have been working closely with the Planning Board to help improve and modernize the Village District's Zoning Ordinance. The efforts of members of the planning board have been fruitful and are presented in this year's District Warrant. To view the full text of the ordinances please visit our webpage: [http://www.northhampton-nh.gov/Public\\_documents/NorthHamptonNH\\_BComm/LittleBoarsHead](http://www.northhampton-nh.gov/Public_documents/NorthHamptonNH_BComm/LittleBoarsHead)

In years past, the Commissioners have had the opportunity to meet with the Town of North Hampton's Select Board. Due to scheduling conflicts that meeting will not be happening until this fall. Despite the lack of meeting there have been fruits from our past labors. As has been mentioned in years past, we have been requesting some action about the speed in which people drive in the District. The Commissioners and the Select Board saw this as a safety issue and a priority. A solution that was presented was Speed Feedback Signs. We are happy to report that several have been purchased by the town and perhaps as many as three of them will be in the District. It is likely they will be placed in the high traffic areas of Ocean Boulevard (1-A) and Atlantic Avenue (111).

The Commissioners would like to acknowledge the passing of two residents this past year who were significant contributors to the Village District. David O'Heir, who passed earlier this summer, was a large participant in Town affairs and brought the District's needs up to the town level. He also served as an interim Zoning Compliance Officer and member/Chair of our planning board. Katherine Southworth, who passed early this year, was invaluable to the District. Along with her husband, Robert, they kept this District running for over forty years. Her knowledge, candor and fantastic stories will be missed by all. We thank them for their years of service and miss them dearly.

Their example reminds us that “it takes a Village” to keep this District running. There are always opportunities for people to volunteer and assist in the management of this unique place we call home. Elections are held at our Union Chapel (7 Willow Road), September 6<sup>th</sup> at 6:30pm, but many positions are appointed. If you care to join please attend and “raise your hand”.

Leon Asadoorian

Richard N. A. Garnett, Chair

Brian Goode

Commissioners

## **REPORT OF THE ANNUAL MEETING**

September 1, 2015

Minutes of the Annual Meeting of the Village District of Little Boar’s Head, held in Union Chapel, Willow Avenue, North Hampton, New Hampshire, on Tuesday, September 1, 2015, commencing at 6:30 p.m. Notice of the meeting had been posted on the bulletin board outside Union Chapel and in the offices of the Town of North Hampton.

The meeting was called to order by A. Michael Burnell, who introduced the Village District Commissioners: Richard N.A. Garnett “Dickie”, Chairman; Leon Asadoorian; and Brian Goode.

The Moderator then took up the Year 2015 District Warrant Articles, as follows:

**Article One:** To elect a Moderator, a District Clerk, a Treasurer, and an Auditor for the ensuing year. By a voice vote, the following were re-elected to District offices for the year 2015-2016: A. Michael Burnell, Moderator; Becky Murray, District Treasurer; Deborah Kanner, District Clerk; John Knapp, auditor.

**Article Two:** To elect one Commissioner for a term of three years following the expiration of the term of Richard Garnett at the conclusion of the meeting. Richard Garnett was nominated and re-elected.

**Article Three:** The reports of the Clerk, Treasurer, Zoning Inspector, Zoning Board of Adjustment, Commissioners and others of the District, as printed in the 2014-2015 Annual Report of the District, dated August 25, 2014 were accepted by a voice vote.

**Article Four:** To see if the Village District will vote to accept in whole or in part a Village District Operating Budget in the amount of Nineteen Thousand Nine Hundred Dollars (\$19,900), as has been submitted to the Municipal Budget Committee of the Town of North

Hampton and accepted by them. The operating budget was approved by a voice vote.

**Article Five:** To see if the Village District will raise and appropriate the sum of Seven Thousand Five Hundred Dollars to be added to the Little Boar's Head Improvement Expendable Trust Fund previously established. Article was approved by a voice vote.

**Article Six:** To take such action as the Village District may wish to give the Treasurer of the Village District authority to borrow money in anticipation of taxes upon the written request of at least two of the Commissioners, and to dispense the funds of the Village District with the approval of at least one of the Commissioners. Article was approved by a voice vote.

**Article Seven:** To see if the Village District will authorize the Commissioners, or any two of them, to apply for, to accept, and to expend without further action by this Village District, moneys from the Federal Government, from the State of New Hampshire or from private sources in accordance with the provisions of Revised Statutes Annotated, Chapter 32. Article was approved by a voice vote.

**Article Eight:** To see if the Village District will authorize the Commissioners or any two of them, as agents, to transfer funds from the Little Boar's Head Improvement Fund into the Operating Account, and/or to deposit funds from the Operating Account into the Little Boar's Head Improvement Fund, which Fund is administered by the Trustees of Trust Funds of the Town of North Hampton, as may be necessary to carry on the work of the Village District. Article was approved by a voice vote.

**Article Nine:** To raise and appropriate such sums of money as may be necessary for the purposes included in the Budget, including the extinguishing of fires, the lighting or sprinkling of streets, the planting and care of shade or ornamental trees, the supply of water for domestic or fire purposes, the construction and maintenance of main drains and common sewers, the construction, maintenance and care of parks and commons, the maintenance of activities for recreation, the control of pollen, insects and pests, the impoundment of water, the maintenance of roads, the appointment and employment of watchmen and police officers, the enactment and enforcement of zoning regulations, and all other miscellaneous District expenses for the ensuing year. Article was approved by a voice vote.

**Article Ten (Other Business):** To transact such other business as may legally come before this meeting.

Leon Asadoorian acknowledged the passing of two prominent community members who did a lot to make Little Boar's Head the great

place that it is, Janice Mellian and Sally Marcotte. A moment of silence was held in memory of these longtime residents.

Richard Garnett noted that while a draft of the revised Little Boar's Head District Zoning Ordinance and Master Plan has been completed, it could not be presented at this meeting due to a requirement that the document must be available for viewing prior to being voted on. A meeting will be held on October 6, 2015 at 6 PM at Union Chapel to consider the final version of the document. Final draft can be viewed on the North Hampton website; the address is on page 6 of the report. Changes to the document include adding a Demolition Ordinance and revising the bath house district ordinances to prohibit building a gas station and or a beach club.

John Knapp asked if any other additional districts are being considered. Richard said it is being contemplated.

Jane Rockwell, commented that the new sidewalks are beautiful, that concrete was the right choice, and that the project was a success.

Joyce Hamilton reported that she has seen bicycles being ridden on the ocean walk. She suggested putting up a sign reminding people that bicycle use should be on the street only.

John Knapp expressed concern about the "Quiet Zone" sign. It is his observation that drivers blow their horns when they see the sign. Suggestion made to move the sign further up the road.

Susan Boies brought up the condition of the rocky berm on the ocean walk. She pointed out that there is the potential for injury as people walk on the stones.

John Knapp commented that at the south end of the south garden, barriers have blocked access to the sea. Barriers should be taken away in the summer to allow for access as is done in Hampton. Richard and Leon reported that the Commissioners have met with representatives from the state including Senator Stiles to bring more attention to North Hampton Beach. They discussed access as part of a discussion about cleaning the beach. Leon suggested that Susan write a letter to the North Hampton State Representatives regarding the Bass Beach berm.

John Knapp pointed out that there is no street sign indicating the name "Atlantic Avenue," only State 111. Options for purchase and placement of a sign were discussed.

Pat Myers suggested the Annual Meeting, as well as other LBH public meetings, should be posted in the Friday town newsletter because some residents did not receive the Annual Report. The mailing list is based on the tax list updated to June.

Jane Rockwell introduced Joyce and John Shaw, #7 Atlantic Ave.

Respectfully submitted,

Deborah Kanner  
Village District Clerk

## **REPORT OF THE ZONING INSPECTOR**

August 1, 2015 through July 31, 2016

The Village District of Little Boar's Head Zoning Inspector issued the following permits and denials:

### **Permit Denial D08122015**

Kathleen T Burke, 34 Ocean Blvd, North Hampton, NH 03862 for renovation of residence of non-conforming building.

### **Permit No. 08252015**

Malthouse Construction for 41 Ocean Blvd, North Hampton, NH 03862, for renovation of residence.

### **Permit Denial D09052015**

Roy & Allison Aboody, 18 Atlantic Ave, North Hampton, NH 03862, for renovation of residence to non-conforming building.

### **Permit No. 09102015**

Kevin Roy Building Company, 7 Old Locke Road, North Hampton, NH 03862, to replace front porch.

### **Permit No. 09302015**

Roy & Allison Aboody, 18 Atlantic Ave, North Hampton, NH 03862, for renovation of residence to non-conforming building per Zoning Board of Adjustment Special Exception

### **Permit No. 10192015**

Northern Poll & Spa, 31 Chapel Road, North Hampton, NH 03862 for replacement of pool.

### **Permit No. 11162015**

Gray Construction, LLC, 38 Ocean Blvd, North Hampton, NH 03862 for gas generator.

### **Permit No. 05202016**

Roy & Allison Aboody, 18 Atlantic Ave, North Hampton, NH 03862, for parking area off Atlantic Ave

### **Permit No. 05252016**

Architectural Builders, LTD for 3 Ocean Blvd, North Hampton, NH 03862, for renovation of residence.

### **Permit No. 06022016**

Louis Minicucci for 44 Ocean Blvd, North Hampton, NH 03862, for renovation of residence.

### **Permit No. 06102016**

Jon Piott for 54 Ocean Blvd, North Hampton, NH 03862, for copper roof over outside area.

**Permit No. 07202016**

Breaknolle Family Trust, 40 Ocean Blvd, North Hampton, NH 03862, for replacement of rear deck.

Respectfully submitted:

Brian Goode,  
Zoning Compliance Officer

**REPORT OF THE ZONING BOARD OF ADJUSTMENT**

August 1, 2015 through July 31, 2016

The Zoning Board of Adjustment of the Village District of Little Boar's Head heard the following cases:

**Case 15-1:** Appeal of Patrick and Karen Walsh, 25 Willow Avenue, North Hampton, NH 03862 to rescind Administrative Decision of Little Boar's Head Zoning Inspector (Permit #050715) that granted permission for removal and replacement of existing tennis court and fence at 70 Ocean Blvd (23 Willow Ave, Map 5, Lot1) North Hampton NH 03862.

Board voted to uphold the Permit #050715 August 5, 2015  
A motion for a rehearing pursuant to New Hampshire RSA 677:2, in re: Case no. 15-1 Patrick and Karen Walsh, 25 Willow Avenue, North Hampton, NH

The Board denied the application for a rehearing September 30, 2015  
The Superior court of the State of New Hampshire:

Affirmed the ZBA's decision April 1, 2015

**Case 15-2:** Application of Allison and Roy Aboody, 18 Atlantic Avenue North Hampton, NH 03862 (Tax Map 001, Lot 70), for; Special Exception from Section VIII.B ("Additions to Non Conforming Buildings") and Section VII.I.2 ("Size and Height of Dwelling") of the Little Boar's Head Zoning Ordinance 1) to construct dormers and façade extensions at the above address (not extending into any set-backs) on the north and south side of the structure and such additions not to increase any existing non-conformance nor create a new non-conformance 2) to construct a cupola (not exceeding 35 feet from the average grade on the westerly roof of the structure at the above address, such additional height shall not materially and unreasonably block the view from any residence.

Special Exceptions Granted September 30, 2015

**Case 15-3:** Application of Louis P. Minicucci, 44 Ocean Blvd, North Hampton, NH 03862 for a Special Exception under Section IXB. Of the Little Boar's Head Zoning Ordinance ("Additions to Non-Conforming Building"), to construct a dwelling incorporating two existing non-conforming structures, with all new construction for such dwelling conforming to current ordinance setbacks requirements and height limitations on (Tax Map 001, Lot 118-1) such additions not to increase any existing non-conformance nor create a new non-conformance.

Special Exception denied October 22, 2015

**Case No. 16-1:** Application of Louis P. Minicucci, 44 Ocean Blvd, North Hampton, NH 03862 for 1) a Variance from Section VIII A.1. of said Ordinance ("Residential Zoning District- Setbacks: Side and Rear"), to construct an addition to an existing non-conforming structure (Tax Map 001, Lot118) at the above address, where no such construction is permitted, 2) For a Variance from Section VIII A.1. of said Ordinance ("Residential Zoning District-Setbacks: Side and Rear"), to construct a wall to an existing non-conforming structure (Tax Map 001, Lot118), where no such construction is permitted.

A Special Exception under Section IX B. of the Little Boar's Head Zoning Ordinance ("Additions to Non-Conforming Building"), to construct a dwelling incorporating an existing non-conforming structure, with all new construction conforming to current ordinance setbacks requirements and height limitations on (Tax Map 001, Lot 118-1) such additions not to increase any existing non-conformance nor create a new non-conformance, 2) For a Variance from Section VIII A.1. of said Ordinance ("Residential Zoning District-Setbacks: Side and Rear"), to construct a wall to an existing non-conforming structure (Tax Map 001, Lot118-1), where no such construction is permitted.

The Board granted the Variances and the Special Exception February 17, 2016

**Case No. 16-2:** Application of Kathleen T Burke, 34 Ocean Blvd, North Hampton, NH 03862 for 1) A Variance from Section VIII.A.1. (Area Regulations in Residential District on Setbacks for Side and Rear) of the Little Boar's Head Zoning Ordinance to construct a new non-conforming building in place of the existing non-conforming building (Tax Map 001, Lot 074) with the new construction on the south side to be within the building setback and the new construction on the north side, where no such construction is permitted but, being within the property line where currently it goes over the property line. 2) A Variance to section IX.B. ("Additions to Non-Conforming Buildings") to construct an addition to a non-conforming building and a deck at the above address extending into the thirty-foot lot line set back, where no such construction is permitted. 3) A Special Exception from Section

VIII.I.2. (“Area Regulations, Size and Height of Dwelling, Height”) of said Ordinance to construct the non-conforming structure at the above address to a height of 34 feet 11 inches where the current building is 35 feet 7 inches.

The Board granted Variance 1, Denied Variance 2,

Granted Special Exception 3,

March 10, 2016

Respectfully submitted,

Margaret Schoenberger, Chair

## **REPORT OF THE PLANNING BOARD**

August 1, 2014 through August 15, 2016

The Planning Board of the Village District of Little Boar’s Head met many times over the course of this past year in its development of five Zoning Ordinance changes. The Planning Board held two Public Hearings, 7/7/16 & 8/2/16. Both had good voter turnout. The results Planning Board warrants are presented in this year’s District Warrant. To view the full text of the ordinances please visit our webpage: [http://www.northhampton-nh.gov/Public\\_documents/NorthHamptonNH\\_BComm/LittleBoarsHead](http://www.northhampton-nh.gov/Public_documents/NorthHamptonNH_BComm/LittleBoarsHead)

Respectfully submitted,

Dickie Garnett, Interim Chair

## **REPORT OF THE HERITAGE COMMISSION**

August 1, 2015 through July 31, 2016

In accordance with its mission to promote and preserve the cultural and historic nature of the Village District of Little Boar’s Head, the LBH Heritage Commission in association with the North Hampton Heritage Commission presented the documentary about clamming, fishing and the lobstering on the NH coast by Joshua Silveira, Flats Shacks and Claws. The fish houses were placed on Little River Beach where they remain today as early as 1804, perhaps even earlier for the purpose of fishing and lobstering. This year Heritage Commission, with the approval of the District Commissioners, worked with the title and deed research attorney Mark R. Dunn, of Concord, to clarify the fee title in this area. His findings can be found below or on the next page.

Respectfully submitted,

John Latham Knapp, Secretary

Mark R. Dunn

Attorney-At-Law  
Admitted in NH & ME

24 Montgomery Street  
Concord, NH 03301

Tel: (603) 228-4413  
Fax: (603) 224-3055

February 25, 2016

Mr. Robert Hamilton  
Member, Little Boar's Head Heritage Commission  
37 Atlantic Avenue  
North Hampton, NH 03862

RE: Fish Houses @ Little Boar's Head Research

Dear Mr. Hamilton:

Following several phone calls and my letters of January 16, 2016 and February 17, 2016, I am writing a brief summary of my thoughts as to the Fish Houses at Little Boar's Head.

These thoughts are based on what I know, assume and understand the facts to be based on my research through the meeting of October 26, 2015. I can not conjecture as to the state of the title to the Fish House lands beyond what I have researched to October 25, 2015.

At that time, I had taken several of the title chains back on the Fish Houses and in each instance, the title chain disappears in to the mists of time. There does not appear to any title source for the initial deed grantors (creating the title chains) for their titles to the Fish Houses prior to those grants. Those grantors certainly do not state where there title derives in those deeds.

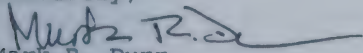
It appears that the land along the Atlantic Ocean was public land. The layout of Ocean Boulevard in 1904 suggests that the 100 foot width from the Atlantic Ocean to the westerly side of Ocean Blvd. was public land since the easement for Ocean Blvd runs from the west side of Ocean Blvd to the Atlantic Ocean. Further, there is no list of damages paid for the layout of Ocean Blvd. Additionally, the layout plan for Ocean Blvd in the area of the Fish Houses shows ownerships to the west of Ocean Blvd (and damages may have been paid to those landowners) but no ownerships easterly of Ocean Blvd. In fact the Fish Houses are numbered but no ownership names are given as is done on the west of Ocean Blvd.

The evidence ascertained to date suggests it is public, however that is not definitive. I can not state what further research may reveal. I would hope it would lead to a reasonable conclusion that the area from the west side of Ocean Blvd. to the Atlantic Ocean was public land. However, whatever facts are determined subsequently, if at all, will form whatever statement I provide at that time.

If there is precedent to be relied upon, Hampton v. Palmer, 102 NH 127 (1959) establishes that the ocean front land where the Fish Houses at Great Boar's Head in Hampton are situated was owned by the Town of Hampton back to the original layouts of the Town.

If documentation to that effect, as to the Fish Houses at Little Boar's Head, can be found in the records of the Town of North Hampton, then the Palmer case becomes a nice precedent to rest on.

Sincerely,

  
Mark R. Dunn

**LITTLE BOAR'S HEAD HERITAGE COMMISSION FUND**

|                           |          |
|---------------------------|----------|
| Balance on August 1, 2015 | \$727.61 |
| Balance on July 31, 2016  | \$777.61 |

**LITTLE BOAR'S HEAD IMPROVEMENT FUND  
TRUSTEES OF THE TRUST FUNDS  
TOWN OF NORTH HAMPTON**

|                                        |           |
|----------------------------------------|-----------|
| Balance on August 1, 2015              | 188.11    |
| Returned Surplus from Sidewalk Project | 7,730     |
| Funded by Warrant Article 5            | 7,500     |
| Interest earned                        | 23.58     |
| Balance on August 22, 2016             | 15,441.69 |

**AUDITOR'S REPORT**

Having examined the books, accounts, and records of Becky Murray, Treasurer for the Little Boar's Head District, I certify that the books and accounts are correct.

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| August 22, 2016 | John Latham Knapp, Auditor<br>Little Boar's Head District |
|-----------------|-----------------------------------------------------------|

**TREASURER'S REPORT**  
September 1, 2014 – August 20, 2015

|          |                                                                                    |           |
|----------|------------------------------------------------------------------------------------|-----------|
| 08/20/15 | Balance on hand Citizens Bank (General Checking)                                   | 27,289.13 |
| 08/31/15 | DRA Amended Correction / Over Payment by LBH<br>Improvement Fund / Amount Refunded | -7,730    |
| 09/1/15  | Balance on hand Citizens Bank (General Checking)                                   | 19,559.13 |

**RECEIPTS**

|                                              |                  |
|----------------------------------------------|------------------|
| Appropriation, Town of North Hampton         | 24,853           |
| Zoning Compliance Certificate & Hearing Fees | 3,833.88         |
| Total Receipts                               | <u>28,686.88</u> |
| Total to be accounted for                    | <u>48,246.01</u> |

## EXPENDITURES

### Code 01 Sidewalks

Total Code 01 0

### Code 02 Parks and Commons

Dieter Ebert, landscape maintenance 6,257.50

Rye Beach & Little Boar's Head Garden Club 900

Total Code 02 7,157.5

### Code 03 Legal and Zoning

Donahue, Tucker & Ciandella 7,082.50

Mark R. Dunn 1,778.00

Misc. Postage & Postings 1,990.87

Total Code 03 10,851.37

### Code 04 Office Expense and Insurance

Office Expense, Correspondence, Postage 258.97

NE Printing, annual report 808.05

Primex 800.00

Total Code 04 1,867.02

### Code 05 Miscellaneous

None 0.00

Total Code 05 0.00

Code 06 LBH Improvement Fund – WA 5 7,500.00

**Total Expenditures (Excluding WA-5)** 19,875.89

08/20/15 Balance Citizens Bank (General Checking) **20,870.12**

## PROPOSED BUDGET

September 1, 2015 - August 31, 2016

| <u>Code</u>   | <u>Item</u>                       | Budget<br><u>2015-2016</u> | Actual thru<br><u>8/22/2016</u> | Proposed<br>Budget<br><u>2016-2017</u> |
|---------------|-----------------------------------|----------------------------|---------------------------------|----------------------------------------|
| 01            | Sidewalks                         | 4,000                      | 0.00                            | 4,000                                  |
| 02            | Parks and Commons                 | 8,200                      | -7,157.50                       | 8,200                                  |
| 03            | Legal and Zoning                  | 5,000                      | -10,851.37                      | 10,000                                 |
| 04            | Insurance, Print,<br>Mail, Office | 2,500                      | -1,867.02                       | 2,500                                  |
| 05            | Miscellaneous                     | 200                        | 0.00                            | 200                                    |
| 06            | To LBH Improvement                | 7,500.00                   | -7,500.00                       | 7,500                                  |
| <b>Totals</b> |                                   | <b>\$27,400</b>            | <b>\$-27,375.89</b>             | <b>\$32,400</b>                        |



Barn & Out Buildings at 44 Ocean Boulevard (John Knapp - 1989)

Village District of Little Boar's Head  
Post Office Box 133  
North Hampton, NH 03862-0133

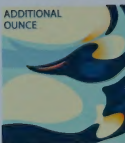
New Hampshire State Library



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PROVIDENCIA REALTY, LLC  
525 OKEECHOBEE BLVD.  
WEST PALM BEACH, FL 33401

ADDITIONAL  
OUNCE



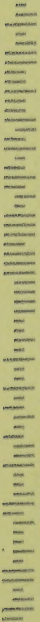
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BC: 0386201333 \*1506-04912-04-29



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